

Fairway Estates Homeowner's Association

ARCHITECTURAL REVIEW COMMITTEE EXTERIOR ALTERATIONS APPLICATION

Exterior alterations consist of, but are not limited to, the following: landscaping, visible structural modifications, paint colors not previously approved, substantial shrub and tree plantings (especially if they result in blocking views), pools, hot tubs, decks, patios, arbors, pergolas (etc.), addition of brick, rock, stone masonry, fencing, screening, and tree removal.

Submittal Date: _____ Phone #: _____ The exterior alteration lot #: _____

The exterior alteration address: _____

Property Owner Name(s): _____

Property Owner Mailing Address: _____

Email Address: _____

Contractor Name: _____

Contractor Mailing Address: _____

Phone#: _____

Contractor Email Address: _____

I have received a copy and have read the Fairway Estates Homeowners Association Declaration of Covenants, Conditions, and Restrictions. With this application I have provided necessary documentation to completely describe the exterior alteration.

The application fee is determined by the size of the project. Determine the cost of your project, check the applicable box, and submit appropriate fee with application to CPM.

Turn in application and agreement to Centerpointe Property Management CPM). Via email to kathy@cpm4rent.com or jennifer@cpm4rent.com. Drop off or mail to CPM office at 508 W. Agee St., Roseburg OR 97471.

☐ \$0 - \$1,000 is \$0.00 ☐ \$1,001 - \$5,000 is \$25.00 ☐ \$5,000 + is \$50.00

Property Owner Signature: _____

Property Owner Signature: _____

Before any exterior alteration is done, the property owner must receive a copy of this request with a signature of approval.

Use this page to describe your exterior alteration if the alteration is minimal and does not require site plans, building elevations, floor plans, or landscape plans to scale. Contact the ARC if you need determining if using the second page of the application is applicable to your alteration.

Describe your exterior alteration request:

☐

Approved

☐

Denied

ARC Notes:

ARC Committee Signature:

Date:

Fairway Estates Homeowner's Association

ARCHITECTURAL REVIEW COMMITTEE EXTERIOR ALTERATIONS AGREEMENT

Date: _____ Lot #: _____

Address: _____

Before an exterior alteration is performed, the property owner must receive an approval letter from the ARC. Additionally, the property owner(s) and contractor or landscaper must agree to the following rules & regulations. The following policies will be strictly enforced, and anyone found in violation of these policies will be fined and/or restricted from performing work at Fairway Estates.

Work Hours: No construction work will be allowed before 7:00am or after 6:00pm seven days a week. Construction work will not be allowed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day.

Drugs and Alcohol: The use of drugs or alcohol is strictly prohibited.

Music: Music is allowed only inside a structure and only if the noise level is such that neighboring property owners cannot hear it.

Pets/Animals: Contractors and/or landscapers are not allowed to bring any animals with them to the homesite or anywhere within Fairway Estates at any time. This includes, but is not limited to, pets in vehicles, tied to trees, inside a residence under construction, or anywhere on the property.

Speed Limit: The speed limit for all of Fairway Estates is a maximum of 15 mph. The only exception is to be for emergency vehicles: ambulance, fire, police and rescue etc.

Burning: The outside burning of yard clippings, tree branches, or any other waste is strictly prohibited within Fairway Estates.

Inspection: Upon completion of the exterior alteration, the appointed professional of the ARC will perform an on-site final inspection to verify completion of all exterior work is according to the approved plans.

Non-Compliance: If it is found that the work was not done in strict compliance with the approved plans or any portion of the guidelines in the CC&R's, the ARC may issue a written notice of noncompliance to the Owner specifying the particulars of noncompliance. The noncompliance notice will be issued within 30 days of the final inspection. The owner shall have 30 days from the date of notice to remedy the noncompliance issue and request a reinspection. If by the end of this period, the Owner has failed to remedy the noncompliance issue(s) and request the reinspection, the ARC may take action to remove or remedy the noncompliance item(s).

Property Owner Signature: _____

Property Owner Signature: _____

Contractor Signature: _____

ARC Committee Signature: _____